

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
February 20, 2017**

The Dodge County Planning, Development and Parks Committee met on February 20, 2017 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, and Joseph Marsik. Members excused were Janice Bobholz. The staff present at the request of the Chairman were Joseph Giebel and Nate Olson.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Allen Behl to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche Motion carried.

ADMINISTRATIVE BUSINESS

1. The minutes from the February 6, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by William Muche Vote: 4-0 Motion carried.

2. Committee Member Reports

Joseph Marsik attended a round table discussion on the PSC Broadband Forward Program. He provided the committee with information on the grant program. The Broadband expansion grant program is a grant program that provides reimbursement for equipment and construction expenses incurred to extend or improve broadband telecommunications service in underserved areas of the state. There are maps available to show the areas of Dodge County where there is limited broadband accessibility and the grant funding may be available through this program to reimburse some of the costs to provide accessibility in these areas.

3. No additional Per Diems.

The hearing procedures were read into the record.

PUBLIC HEARING

Dennis Robus – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the conversion of an agricultural building into a private event facility for weddings, meetings and other social gatherings within the A-2 General Agricultural Zoning District. The site is located in part of the NW ¼ of the NE ¼, Section 27, Town of Lebanon, the site address being W3801 County Road O.

Motion by William Muche to approve the conditional use permit request to allow the conversion of an agricultural building into a private event facility for weddings, meetings and other social gatherings within the A-2 General Agricultural Zoning District subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community;
2. The facility shall not be open after 12:00 midnight;
3. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits, licenses and approvals that may be required for the construction and operation of the proposed private event facility on this site. The owner shall provide documentation to this Department that the applicable Federal, State and local municipality permits, licenses and approvals have been obtained to operate this facility and to document that the facility meets the required fire and building codes prior to use of the facility for a public event;
4. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. The applicant shall submit a detailed lighting plan in accord with Section 8.8 of the Code to the Department for review and approval prior to the issuance of the conditional use permit;
5. A land use permit shall be obtained by the developer for the proposed construction project and for any signs to be located on said property prior to beginning construction of the project and prior to locating a sign on this property;
6. A code compliant private onsite wastewater treatment system or other approved method of sanitary sewage disposal facility shall be provided for the proposed facility prior to the issuance of the conditional use permit and prior to the use of the facility for a public event;
7. A detailed parking plan in accord with Section 8.2.6 of the County Land Use Code shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit. The aisles and spaces shall be clearly marked and shall be maintained in a manner so as to be readily visible and accessible at all times the private event facility is in operation in accord with Section 8.2.9 of the Code;
8. There shall be no parking within the road right-of-way of County Road O.
9. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
10. The applicant is authorized to use portable restrooms for a period of one year from the date of issuance of the conditional use permit in lieu of installing a code compliance POWTS to allow the applicant time to determine if the business will be viable.
11. The decision of the Committee is valid for one year.

Second by Joseph Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Kurt and Heather Williams – Petition to rezone approximately 5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the SW ¼ of the NE ¼, Section 31, T13N, R13E, Town of Fox Lake.

Motion by Joseph Marsik to submit a favorable recommendation on the rezoning request to rezone approximately 5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site.

Second by Allen Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Frens Stone LLC, agent for Randall Kamphuis – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of an approximate 95-acre non-metallic mining/quarry operation to produce dimension stone products. The site is located in the SW ¼ of the NW ¼, Section 3, T13N, R14E, Town of Trenton along the southeast intersection of County Road AW and Jersey Road

Motion by Allen Behl to approve the conditional use permit request to allow the establishment of an approximate 95-acre non-metallic mining/quarry operation on this site to produce dimension stone products subject to the following conditions:

1. The business operation shall be conducted without the risk of fire, accidental explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
2. A valid non-metallic mining permit in accord with Subsection 4.12 of the Code shall be maintained for this non-metallic mining operation;
3. All erosion control measures required by the applicable Federal, State, County and local codes shall be in place and shall be maintained throughout the duration of the operation in accord with Best Management Practices;
4. Dust control measures such as watering or oiling shall be taken by the applicant during the quarry operation to minimize dust from these sites;
5. The applicant shall reimburse the County and/or the Town for any and all repairs and reconstruction required to the public haul roads that will be used for the operation of the Quarry. A qualified independent third party, agreed to by the County, Town and applicant, and paid for by the applicant, shall be hired to inspect the roadways to be used during the operation of the quarry. A copy of an agreement between the applicable County and Town highway departments and the applicant regarding the evaluation and documentation of road condition, the required maintenance, reconstruction and repair requirements for the haul roads shall be submitted to the Department prior to beginning the quarry operation. Any road damage done by the applicant or its contractors or subcontractors shall be repaired or reconstructed at the applicants expense in accord with the agreement;
6. The operator shall maintain an active blast log;
7. Blasting shall, at a minimum, comply with the provisions listed in SPS 307, Wis. Administrative Rule. At sites where there is a principal structure on neighboring property

within 500 feet of the shared property line with the mining site, blast charges may be required to be reduced in size as blasting activity nears the property line.

8. All Federal, State and Local Municipality permits required for the operation of this quarry blasting shall be obtained and remain current;
9. Any significant change to or expansion of the business operation, designated mine area and/or of its facilities may require that a new Conditional Use Permit be obtained.

Second by William Muche Vote 4-0 Motion carried.

Mine Reclamation Plan

In accord with Section 4.12.2 of the Land Use Code, a non-metallic mining reclamation plan and permit application was also submitted for the reclamation of the proposed mine site that will be operated by Frens Stone, LLC, on property owned by Randall Kamphuis, Joseph Giebel provided the Committee and the audience with a report on the proposed reclamation plan for the mine operation on this site. The floor was opened to provide the opportunity for public testimony regarding reclamation matters at the proposed mine site, in accordance with Wisconsin Administrative Code Chapter NR 135.20 (2). The information and comments received at the hearing will be used by Dodge County in their decision to issue a non-metallic mining reclamation permit.

No comments were received regarding the mine reclamation plan.

PUBLIC HEARING

Jacob and Kristy Zoesch – Petition to rezone approximately 2-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NE ¼ of the NW ¼, Section 8, Town of Ashippun, the site address being W2341 Town Road MM.

Motion by William Muche to submit a favorable recommendation on the rezoning request to rezone approximately 2-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site.

Second by Joseph Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Joshua Butler, agent for Joseph and Tammy Butler – Request to rezone approximately 15-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the future non-farm residential development of this site. The property is located in part of the NE ¼ of the SE ¼, Section 27, Town of Leroy, along the southwest intersection of Bauer Road and County Road Y.

Motion by Joseph Marsik to submit a favorable recommendation on the rezoning request to rezone approximately 15-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the future non-farm residential development of this site.


Second by Allen Behl Vote 4-0 Motion carried.

Motion by order of the chairperson to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:41 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.